

Old Kent Road Community Forum
Historic townscape, character and heritage assets

26th March 2015

Edmund Bird - Heritage Advisor

MAYOR OF LONDON

GREATER
LONDON
AUTHORITY



Post joint-funded by English Heritage





Drive-by perceptions of the Old Kent Road?



Identifying our heritage assets and managing change to conserve and enhance their character and significance



Design for London

Mayor of London

**HERITAGE APPRAISAL FOR THE REPORT ON HOUSING
INTENSIFICATION IN SEVEN SOUTH LONDON TOWN
CENTRES AND THEIR EDGES:**

**LEE GREEN, WEST NORWOOD, BALHAM,
ANERLEY HILL, PURLEY, MORDEN & OLD KENT ROAD**

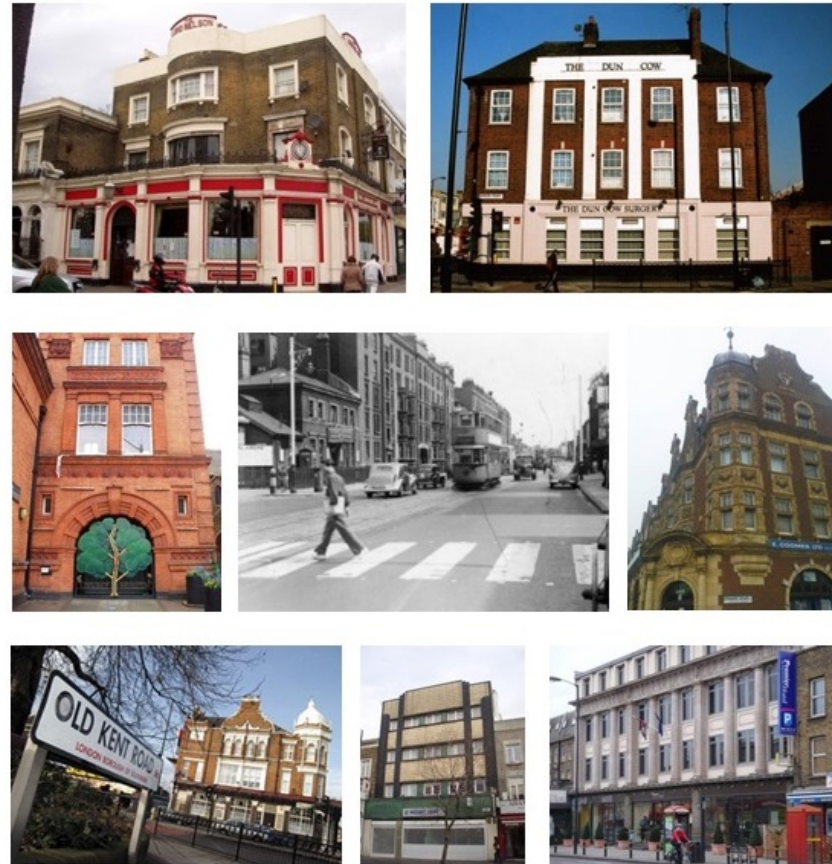


Edmund Bird - Heritage Advisor - 2009

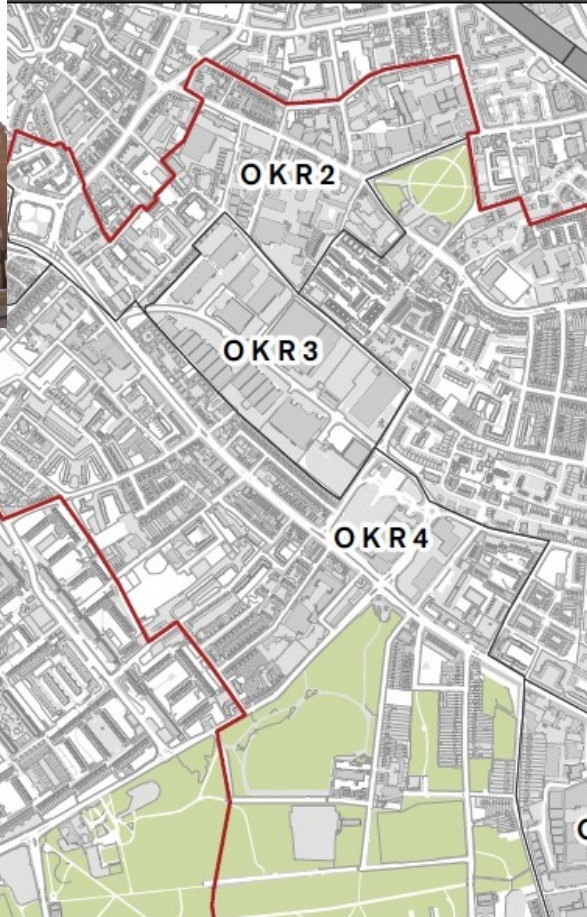
Greater London Authority

Mayor of London

**HERITAGE APPRAISAL FOR THE
OLD KENT ROAD OAPF AREA**



Edmund Bird - Heritage Advisor - 2015



Old Kent Road Business Atlas study area

History

- The Romans built Watling Street between Dover, Canterbury, London, St Albans and the Midlands and Wales - today the stretch between London and Kent is the A2 and Old Kent Road is a part of this ancient highway
- In the medieval and Tudor periods the OKR was known simply as Kent Street and was lined with coaching inns. Canterbury pilgrims rest at St Thomas A Watering site of the Victorian public house Thomas a Becket.
- In the Georgians and early Victorian period streets of grand houses were built off the OKR such as Surrey Square (1796) and Glengall Road (1844).
- In 1811 the Grand Surrey Canal opened, bisecting the OKR, followed by more industry such as the South Metropolitan Gas Works of 1833
- The railways arrived in the 1840s when the Bricklayers Arms terminal opened (1844) later becoming a vast goods station. In the 1860s horse-drawn trams begun running along the OKR, replaced by electric trams by the end of the century.
- In the later Victorian era, the Edwardian period and the inter-war years OKR became a major centre of shopping and entertainment with theatres, cinemas and clubs.
- The area declined rapidly in the post-war years as all the cinemas closed, the Bricklayers Arms goods depot closed in 1981, the Surrey Canal closed in the 1940s and was filled in, and the Bricklayer's Arms flyover destroyed an historic quarter in 1967.
- In the 1970s Burgess Park was laid out and retail sheds were built from the 1980s

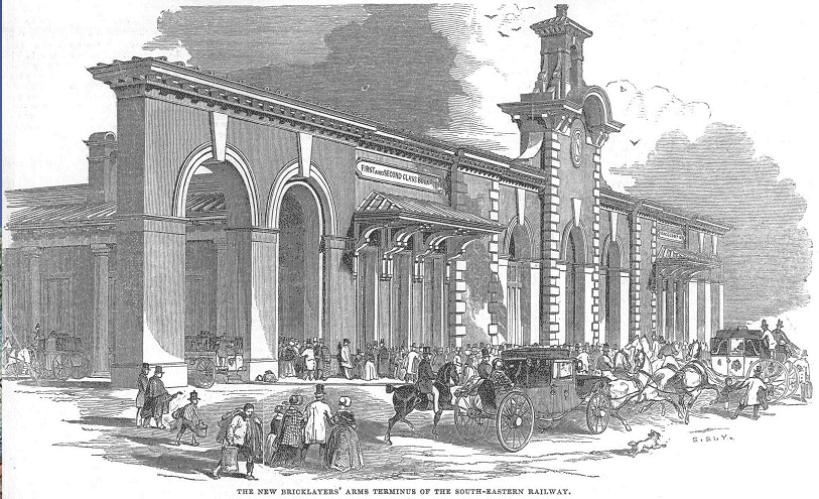
The Old Kent Road in 1806, just prior to the construction of the Surrey Canal

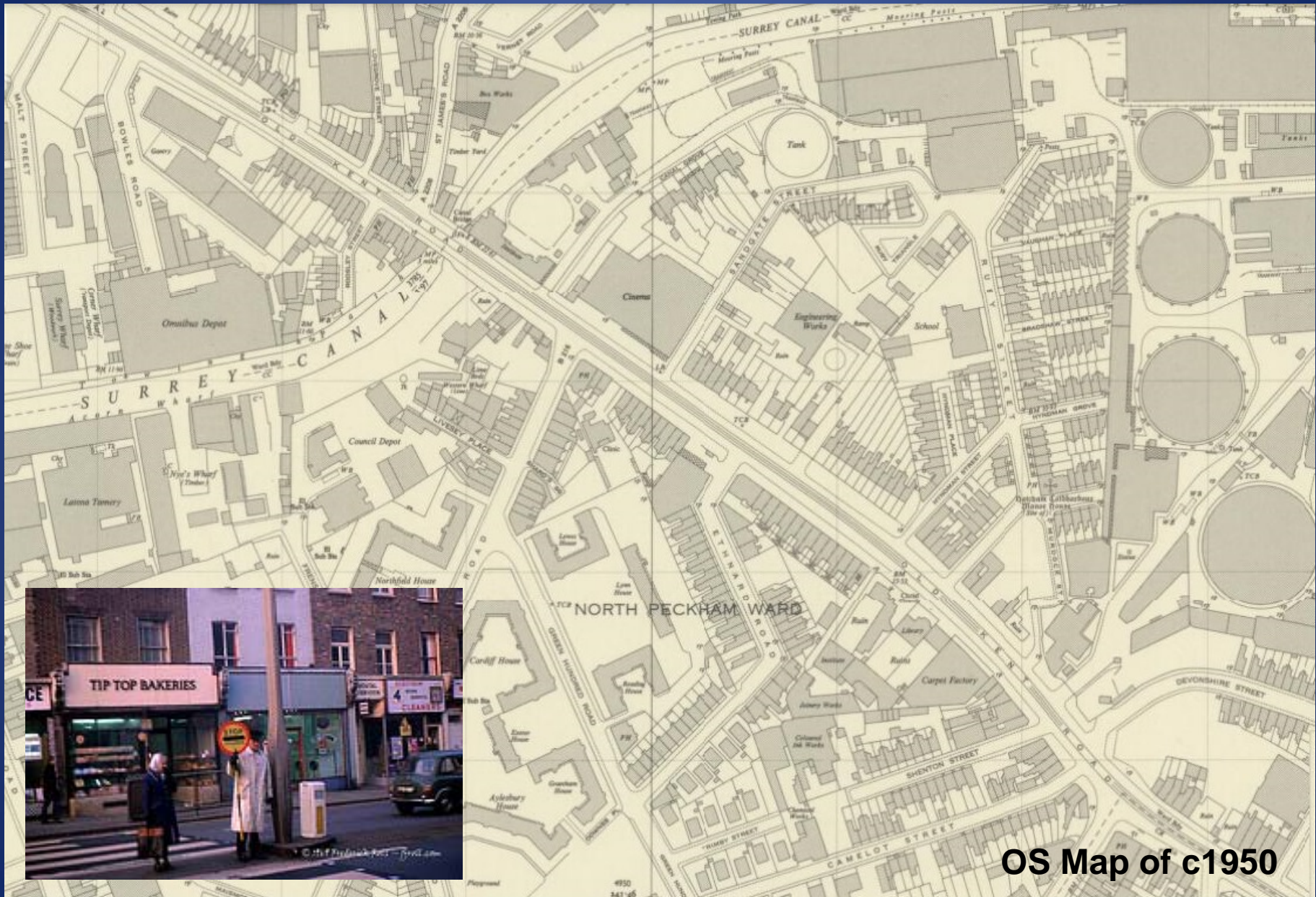


View of the Castle Tavern, and part of the yard belonging to Robert Atkins, timber merchant, on the Old Kent Road, Southwark.



Old Kent Road in 1852





OS Map of c1950



↑ Waleran, Kingsley & Dover Flats c1890



Wessex House



Avondale House (City of London Mawbey Estate c1950)

»



The Tustin Estate: Windermere Point (1966) and Manor Grove (designed by George Finch (London County Council architect) in 1959, built c1961)

The Old Kent Road Then (1951) and now





PATHÉ



Old Kent Road Public Library Built in 1907, destroyed in 1968



Regal Cinema 810 Old Kent Road (corner of Gervase Street)
Opened in 1937, closed in 1974, Bingo until 1981,
demolished and replaced by Mercedes showroom and flats





The Swan public House, 84 Old Kent Road on the corner of Comus Place and St George's Hall (South-East London Mission - 1898), 101 OKRd

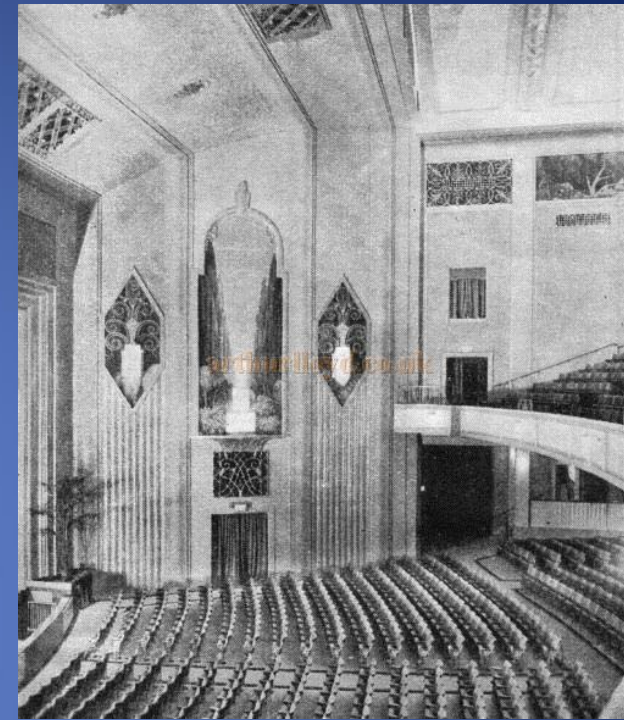


View of the Castle Tavern, and part of the yard belonging to Robert Atkins, timber merchant, on the Old Kent Road, Southwark.

The Castle pub: top view: 18th Century,
middle view of the 19th century
replacement taken in c1970
Bottom view - pub demolished and
replaced by Marcia Court

The Castle, Old Kent Rd.





**Astoria Cinema
593-613 Old Kent Rd
Opened in 1930,
closed in 1968,
demolished 1984,
replaced by a DIY
store**



Thorburn Square, built between 1865 and 1875 - demolished in the 1960s





Bricklayers Arms

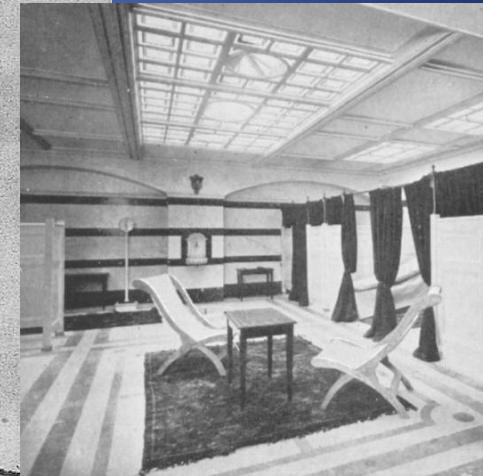
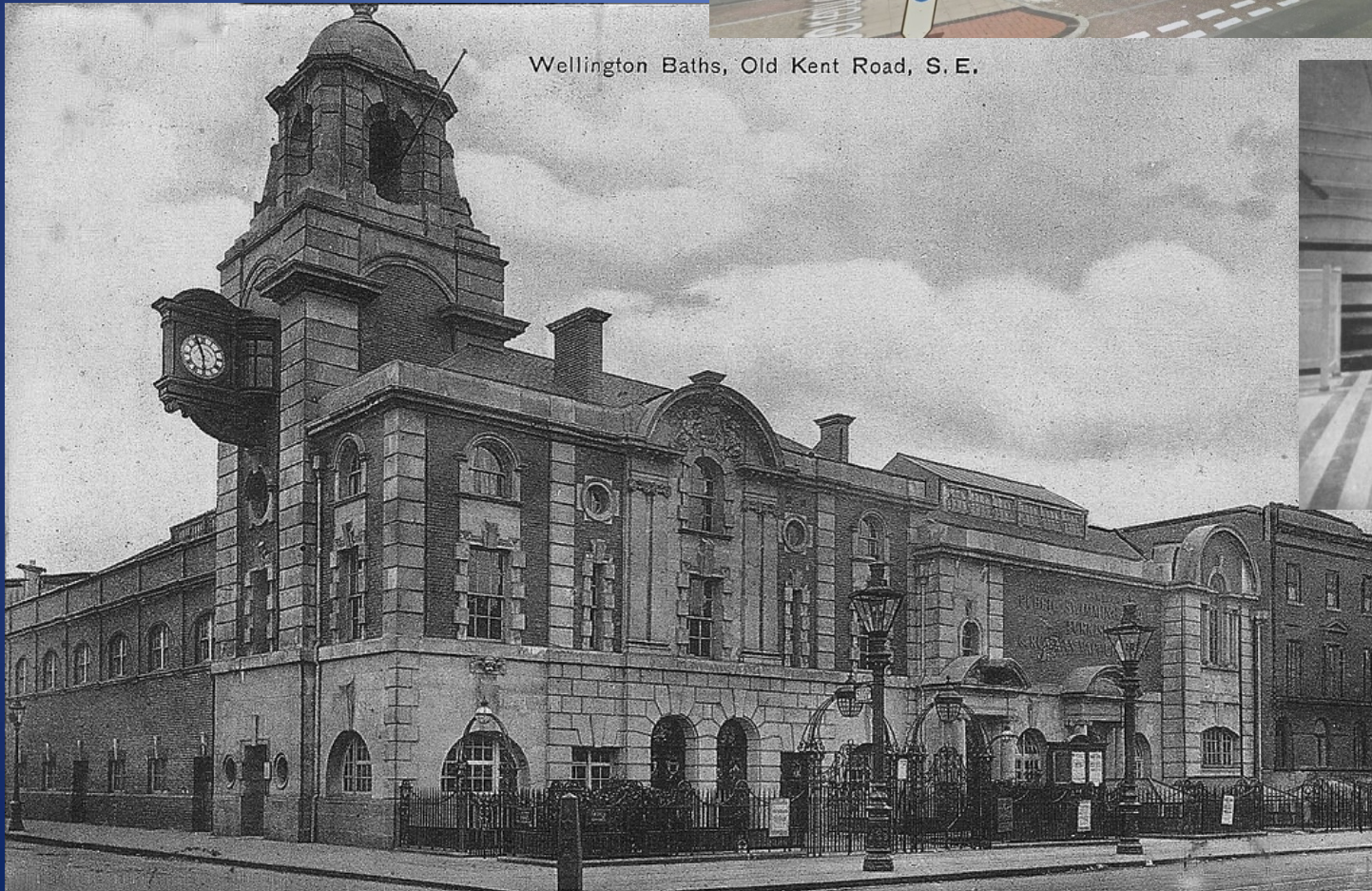
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**Wellington Public Baths
corner of Old Kent Road and
Marlborough Grove
Opened in 1905, destroyed by
bombs in 1945 – site still
undeveloped**



Wellington Baths, Old Kent Road, S. E.

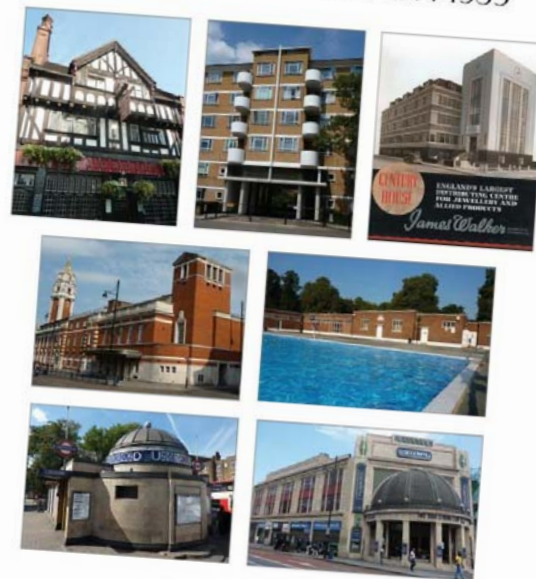


Lambeth's Edwardian Splendours



Second Edition
Edmund Bird and Fiona Price

Lambeth architecture 1914-1939



Edmund Bird and Fiona Price

Brave New World Lambeth Architecture 1945-65



Edmund Bird and Fiona Price
Photographer: John East

Lambeth Architecture 1965-99



Edmund Bird and Fiona Price
Photographs by John East

Heritage protection

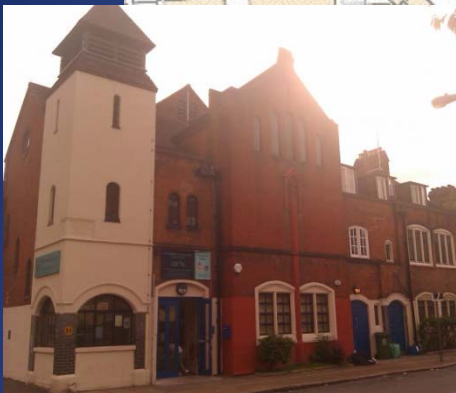
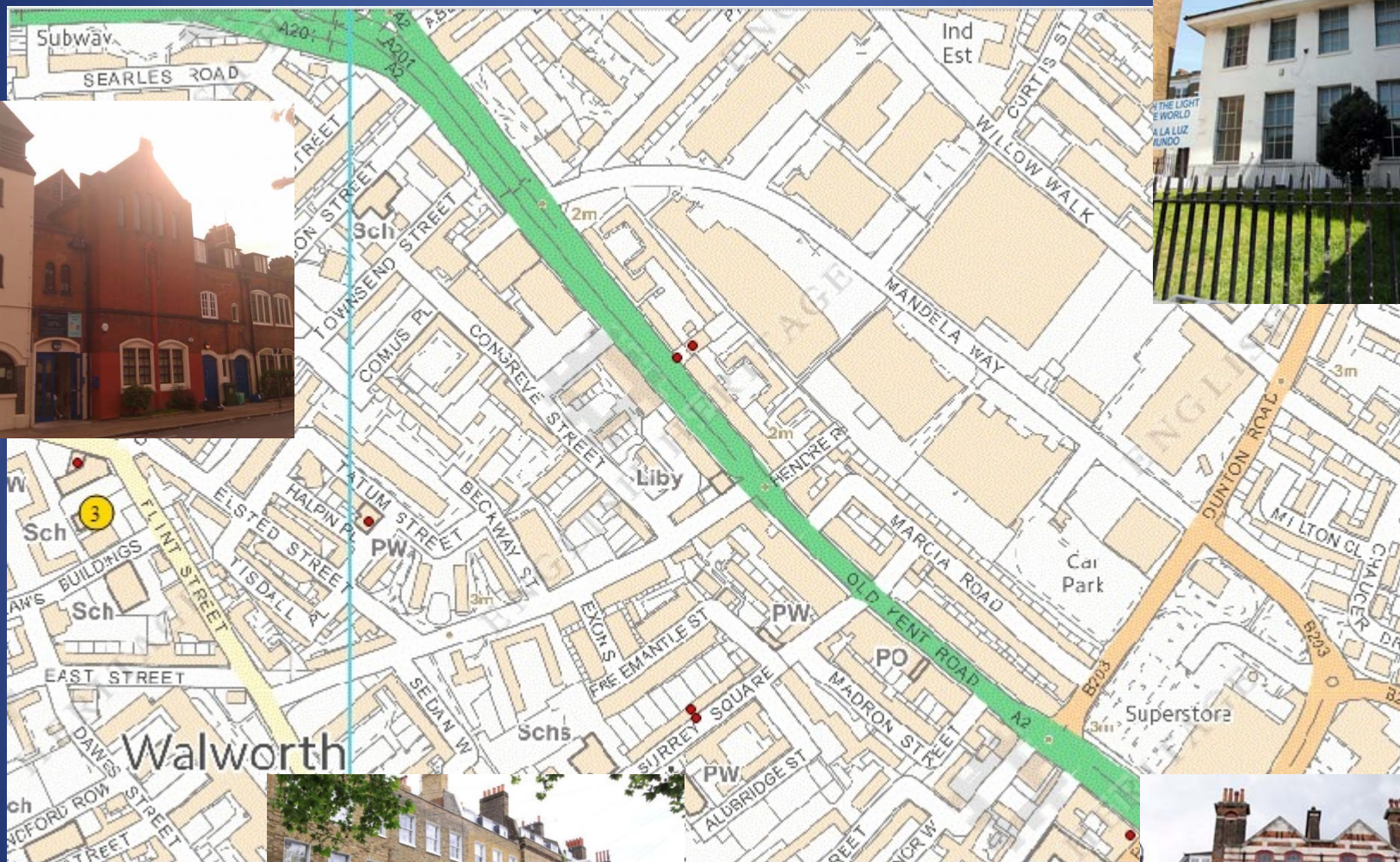
- ❖ Listed Buildings
- ❖ Conservation Areas
- ❖ Local Listed Buildings



<http://www.britainfromabove.org.uk/image/EPW012292>

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Listed Buildings on and in the vicinity of the Old Kent Road





Listed Buildings in the Old Kent Road OAPF

Heritage assets
worthy of
designation

Royal London
Buildings c1900





Former North Peckham Civic Centre mural by Adam Kossowski 1965, St Anne's Thorburn Square (J Porter: 1869-72) and Christ Church Old Kent Road by E Basset Keeling 1868



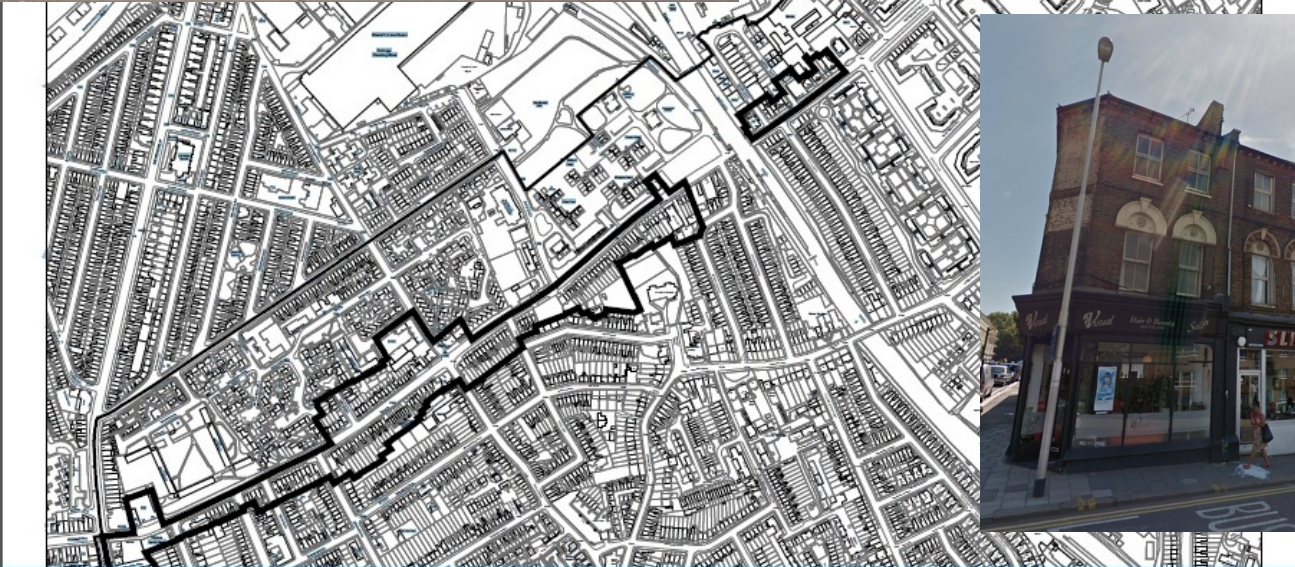


Thomas a Becket Public House - 322 Old Kent Road

Conservation Areas in the London Borough of Lambeth

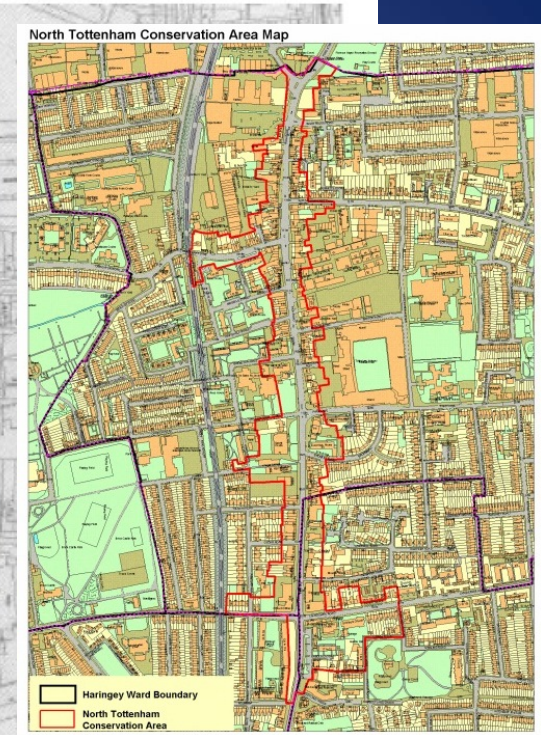
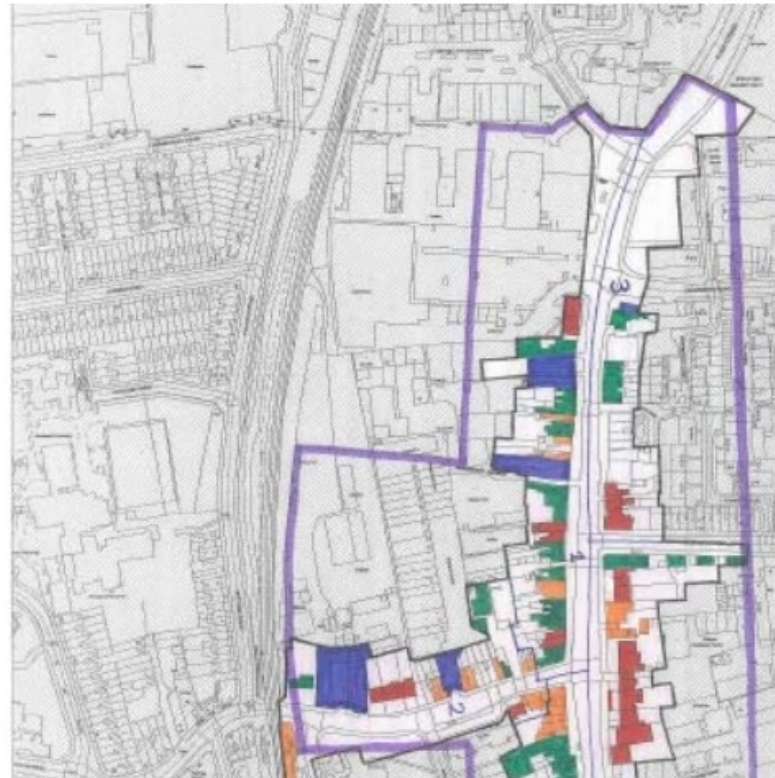
CA 59 Wandsworth Road

A3036



LB Haringey Tottenham High Road heritage asset inventory:

- listed buildings,
- locally listed buildings
- conservation areas
- buildings of townscape quality
- neutral and negative contributors to the townscape (and therefore potential new development sites)
- Building on Heritage at Risk register



CONSERVATION AREA MANAGEMENT PLAN NORTH TOTTENHAM THI SUB AREA (Adopted 19 December 2014)



produced by
Butler Hegarty Architects
commissioned by the
London Borough of Haringey



CONSERVATION AREA APPRAISAL NORTH TOTTENHAM THI SUB AREA (Adopted 19 December 2014)



produced by
Butler Hegarty Architects
commissioned by the
London Borough of Haringey



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Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens



Enhancing the public realm within historic areas and the setting of heritage assets

The A215 **Walworth Road Project** - a joint Southwark and TfL scheme

Objective: create a new public realm appropriate for Walworth Road's use and character which were robust and good long-term cost-effectiveness. The scheme included:

Improved and new formal and informal crossing points along the street, including a wide median strip in the southern section of the scheme extensive tree planting, seating, improved management of parking and loading, improved pedestrian and vehicular lighting, through multi-function poles, major de-cluttering - approximately 600 unnecessary signs and poles, and around 425m of pedestrian guard rails were removed.

A comprehensive traffic analysis and modelling exercise was carried out with this information used to determine the impact of the scheme on traffic flows – especially buses – and to help identify opportunities for reallocating carriageway space to footways.

There was considerable public involvement throughout the design and delivery process, not only at the procurement stage. This included public meetings, targeted stakeholder events, a business questionnaire and direct engagement with transport user groups, including: TfL (buses, signals, cycling and walking), the emergency services and Southwark cyclists



Streatham High Road - the A23



Tottenham High Road Historic Corridor – A10 (4 conservation areas)



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Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks & Gardens





A11 Whitechapel Road



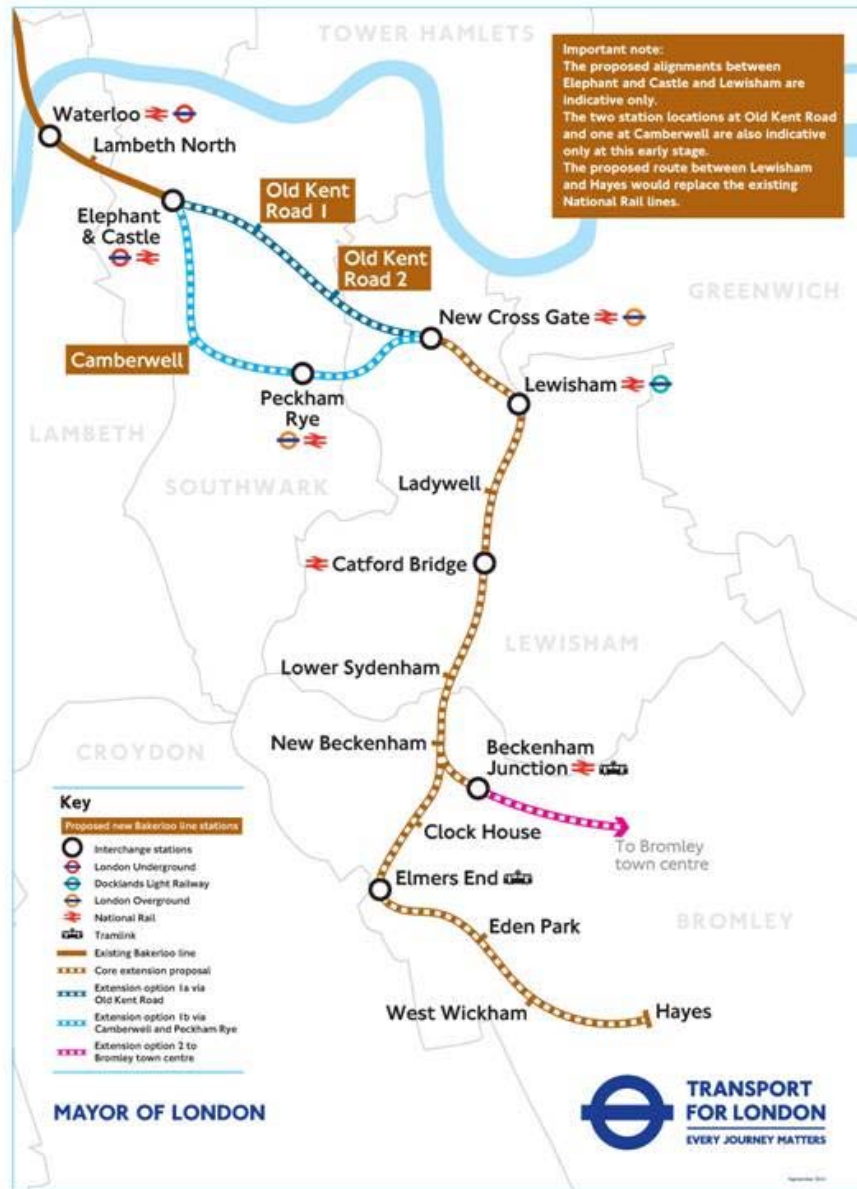


**Regeneration
in
Forest Gate
(Newham)
and
Tottenham
(Haringey)**



Introducing new transport infrastructure
into historic environments

Proposed Bakerloo line extension



Proposed extension to the Bakerloo Line serving south-east London

